

BEARING BASIS: SOUTH LINE OF 90.345 ACRE TRACT RECORDED AS CLERK'S FILE NO. 20170308000302820.

CONTROLLING MONUMENTS: ½-INCH IRON PIN FOUND AT SOUTHWEST CORNER AND SOUTH-SOUTHEAST CORNER OF SAID 90.345 ACRE TRACT.

ACCORDING TO FEMA MAP NO. 48085C0330J, DATED 6-2-2009, THIS 2.915 ACRE TRACT SHOWN HEREON IS NOT IN THE 100 YEAR FLOOD PLAIN.

FROM THE SOUTHWEST CORNER OF LOT 1R, BLOCK A SHOWN HEREON, IT IS APPROXIMATELY S 12°43'15" E 3953.59' TO AN INSIDE CORNER OF THE JOHN LEEWRIGHT SURVEY, ABSTRACT NO. 518, AND ALSO BEING THE NORTHEAST CORNER OF THE W. H. STARK SURVEY, ABSTRACT NO. 853.

* DENOTES ITEM SEEN ON PLAT RECORDED IN VOLUME 2017, PAGE 985 COLLIN COUNTY PLAT RECORDS.

ELECTRIC PROVIDER:

FANNIN COUNTY ELECTRIC COOPERATIVE
1530 SILO ROAD
BONHAM, TX 75418
PHONE: 903-583-2117

WATER PROVIDER:

FROGNOT WATER SUPPLY CORPORATION
405 W. FM 545, SUITE 3
BLUE RIDGE, TEXAS 75424
972-752-4100

EISENHOWER ESTATES LLC
CLERK'S FILE NO.
20170308000302820

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HEALTH DEPARTMENT CERTIFICATE:

I HEREBY CERTIFY THAT THE ON-SITE SEWAGE FACILITIES DESCRIBED ON THIS PLAT CONFORM TO THE APPLICABLE OSSF LAWS OF THE STATE OF TEXAS, THAT SITE EVALUATIONS HAVE BEEN SUBMITTED REPRESENTING THE SITE CONDITIONS IN THE AREA IN WHICH ON-SITE SEWAGE FACILITIES ARE PLANNED TO BE USED.

REGISTERED SANITARIAN OR DESIGNATED REPRESENTATIVE
COLLIN COUNTY DEVELOPMENT SERVICES

EISENHOWER ESTATES LLC
CLERK'S FILE NO.
20170308000302820

STATE OF TEXAS
COUNTY OF COLLIN

OWNERS' CERTIFICATE

WHEREAS Eisenhower Estates LLC is the owner of a tract of land situated in Collin County, Texas, in the John Leewright survey, abstract no. 518, being a survey of part of the 90.345 acre tract described in a deed from Georgia Land & Cattle Company L.L.C. to Eisenhower Estates LLC, recorded as clerk's file no. 20170308000302820 of the Collin County deed records, being described by metes and bounds as follows:

BEGINNING at a ½-inch iron pin set at the southeast corner of Lot 1, Block A, Eisenhower Estates recorded in volume 2017, page 985 Collin County plat records and in the west right-of-way line of Road 660; same being in the north line of the 100.00 acre tract recorded as clerk's file no. 20090428000497980 and in a south line of said 90.345 acre tract;

THENCE North 85°33'47" West, with the south line of said Lot 1, Block A, with a south line of said 90.345 acre tract and the north line of said 100.00 acre tract, 495.64 feet to a 1/2-inch iron pin set at the southwest corner of said Lot 1, Block A;

THENCE North 00°24'37" East, with the west line of said Lot 1, Block A, 148.45 feet to a

1/2-inch iron pin set at the west-northwest corner of said Lot 1, Block A;

THENCE South 87°39'13" East, with a north line of said Lot 1, Block A, 115.59 feet to a

1/2-inch iron pin set;

THENCE North 04°13'01" East, 165.46 feet to a 1/2-inch iron pin set;

THENCE South 85°57'52" East, 84.09 feet to a 1/2-inch iron pin set;

THENCE South 04°13'01" West, 26.91 feet to a 1/2-inch iron pin set in a north line of said Lot 1, Block A;

THENCE South 85°16'58" East, with a north line of said Lot 1, Block A, 219.34 feet to a

1/2-inch iron pin set at the north-northeast corner of said Lot 1, Block A;

THENCE South 40°05'59" East, with the northeast line of said Lot 1, Block A,

103.07 feet to a 1/2-inch iron pin set at the east-northeast corner of said Lot 1, Block A and in the west right-of-way line of said Road 660;

THENCE South 00°23'08" West, with the west right-of-way line of said Road 660 and with the east line of said Lot 1, Block A, 217.43 feet to the PLACE OF BEGINNING and containing 2.915 acres.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Eisenhower Estates LLC does hereby adopt this plat designating the herein above described property as LOT 1R, BLOCK A, EISENHOWER ESTATES, an addition in Collin County, Texas, and do hereby dedicate to the public use forever the streets/roads and easements as shown thereon.

WITNESS my hand at _____, Texas, this the _____ day of

_____ 2018.

Eisenhower Estates LLC, Owner
Amy Burnside, Managing Member

Before me, the undersigned authority, a notary public in and for the state, on this day personally appeared Amy Burnside known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office, this the _____ day of

_____ 2018.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Bruce Geer, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my supervision.

PRELIMINARY-THIS DOCUMENT SHALL NOT TO BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

Bruce Geer, Registered Professional Land Surveyor, No. 4117

Before me, the undersigned authority, a notary public in and for the state, on this day personally appeared Bruce Geer known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office, this the _____ day of

_____ 2018.

Notary Public in and for the State of Texas

This plat is approved by the Collin County Commissioner's Court on the _____ day of

_____ 2018.

Keith Self, County Judge

- > All lots must utilize alternative type On-Site Sewage Facilities. Presence of rock throughout a portion of the subdivision may further limit the type of alternative type On-Site Sewage Facilities to Aerobic Treatment with Surface Application on individual lots.
- > Must maintain state-mandated setback of all On-Site Sewage Facility components from any/all easements and drainage areas, water distribution lines, sharp breaks and/or creeks/rivers/ponds, etc. (Per State regulations).
- > There are 3 existing structures on the property. There are no permitted/approved existing OSSFs associated with any of the structures.
- > Tree removal and/or grading for OSSF may be required on individual lots.
- > There are no water wells noted in this subdivision and no water wells are allowed without prior approval from Collin County Development Services.
- > Individual site evaluations and OSSF design plans (meeting all State and County requirements) must be submitted to and approved by Collin County for each lot prior to construction of any OSSF system.

- Blocking the flow of water or construction improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
- The existing creek or drainage channels traversing along or across the addition will remain as open channels and will be maintained by individual owners of the lot or lots that are traversed by or adjacent to the drainage course along or across said lots.
- Collin County will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion in said drainage ways.
- Collin County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.
- Collin County permits are required for building construction, on-site sewage facilities and driveway culverts.
- All private driveway tie-ins to a county maintained roadway must be even with the existing driving surface.
- All surface drainage easements shall be kept clear of fences, buildings, foundations and plantings, and other obstructions to the operation and maintenance of the drainage facility.

LEGEND

CCPR COLLIN COUNTY PLAT RECORDS

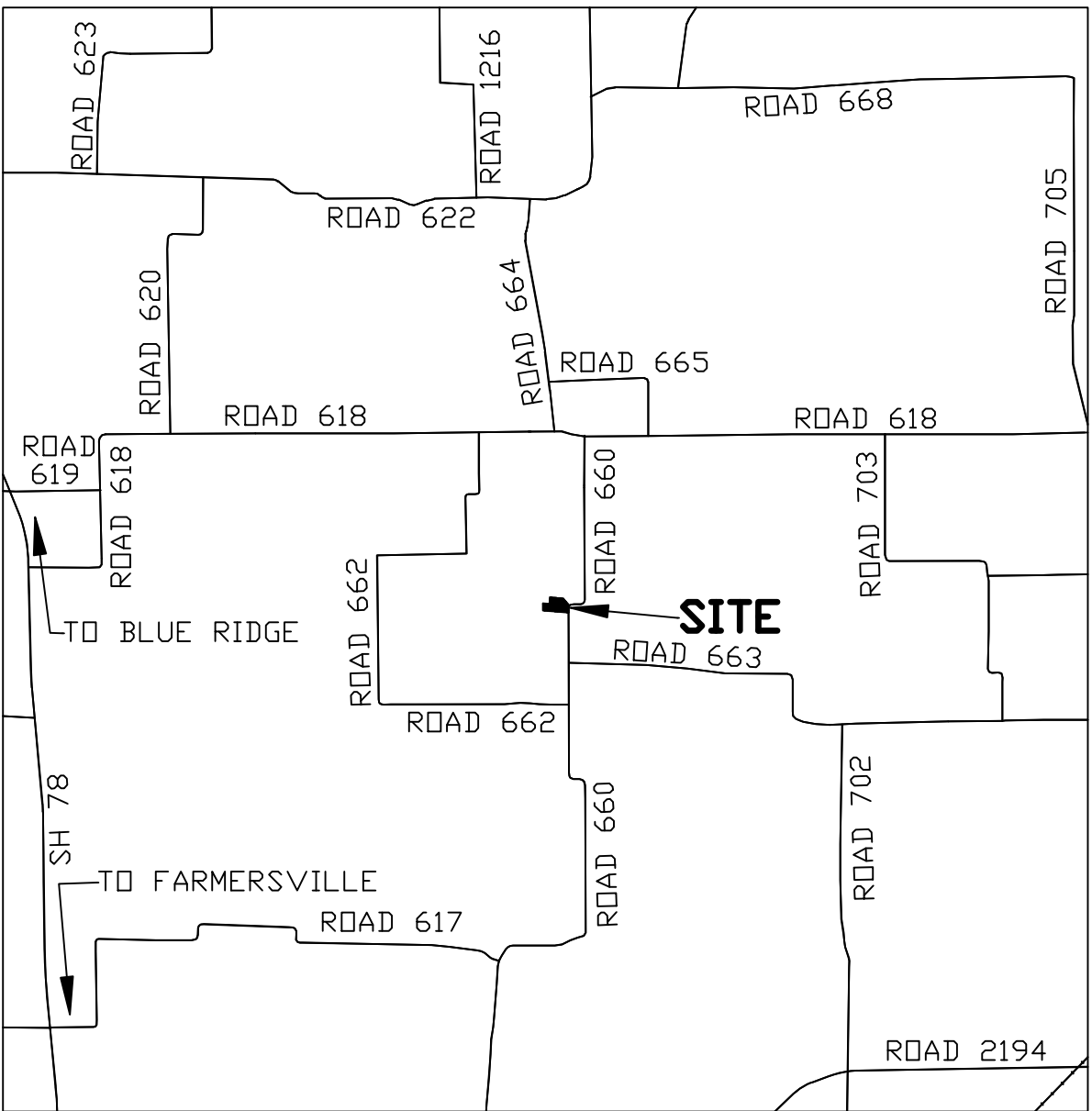
○ 1/2" IRON PIN SET UNLESS OTHERWISE NOTED

LOT 1R
BLOCK A
2.915 ACRES

VICTOR DAWSON
CLERK'S FILE NO.
20090428000497980

BEGINNING
1/2-INCH IRON PIN SET
SOUTHEAST CORNER
LOT 1, BLOCK A
EISENHOWER ESTATES

5/8-INCH
IRON PIN FOUND

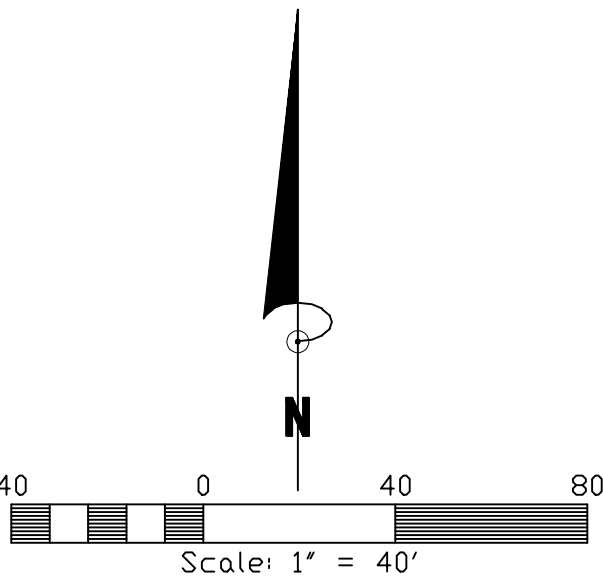


VICINITY MAP

1" = 4000'

OWNER: EISENHOWER ESTATES LLC
1221 N JEFFERSON AVE
MT. PLEASANT TEXAS 75455

SURVEYOR:
BRUCE GEER
REGISTERED PROFESSIONAL
LAND SURVEYOR, NO. 4117
1101 W. UNIVERSITY (U.S. HIGHWAY 380)
MCKINNEY, TEXAS 75069
972-562-3959
972-542-5751-FAX



FIRM: BRUCE GEER, SURVEYOR
FIRM REGISTRATION # 10150700